

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

Resolution Room  
Kona Hilton Hotel  
Kailua, Kona, Hawaii

*Approved*  
AUG 5 1981

April 8, 1981 - 10:00 a.m.

COMMISSIONERS PRESENT: Charles Duke, Chairman  
Richard Choy  
Shinsei Miyasato  
Mitsuo Oura  
Carol Whitesell  
William Yuen

COMMISSIONERS ABSENT: Shinichi Nakagawa, Vice Chairman  
George Pascua  
Edward Yanai

STAFF PRESENT: Gordan Furutani, Executive Officer  
Joseph Chu, Planner  
Allan Kawada, Deputy Attorney General  
Dora Horikawa, Chief Clerk  
  
Ray Russell, Court Reporter

HEARING

A80-500 - KAPALAOA, INC.

Pursuant to a notice published in the Honolulu Advertiser and the Hawaii Tribune Herald on March 4, 1981, and notices sent to all parties, a hearing was conducted by the Land Use Commission in the matter of a petition by Kapalaoa, Inc. to reclassify approximately 15.5 acres of land presently in the Conservation District into the Urban District at Puuanahulu Makai, North Kona, Hawaii, for residential use, Docket A80-500.

Appearances

Arnold Abe, Attorney representing petitioner

Sidney Fuke, Planning Director, representing Hawaii  
Planning Department

Annette Chock, Deputy Attorney General representing the  
Department of Planning & Economic Development

A description of the property was presented by staff planner.

Exhibits

Petitioner's exhibits A, B, C, E and F were admitted into evidence.

County's exhibits 1 through 6 were admitted into evidence.

DPED's exhibits 1 and 2 were admitted into evidence.

All of the persons who appeared as witnesses today, having been duly sworn in, testified and were examined as set forth in the transcript on the pages noted.

PETITIONER

Nat Wolozin - Appearing in behalf of petitioner

Direct examination by Mr. Abe-----19 to 20

Cross examination by Mr. Fuke-----20 to 21

Cross examination by Miss Chock-----21

Examination by Commissioner Whitesell-----21 to 23

Examination by Commissioner Yuen-----24

Examination by Chairman Duke-----24 to 25

Malcolm Lennie - Attorney

Direct examination by Mr. Abe-----25 to 38

Cross examination by Mr. Fuke-----39 to 43

Cross examination by Miss Chock-----43 to 53

Redirect examination by Mr. Abe-----54 to 55

Recross examination by Miss Chock-----55

Examination by Commissioner Yuen-----55 to 59

Examination by Commissioner Whitesell-----59 to 60

Dennis Hsiu - Engineer with Sam O. Hirota, Inc.

Direct examination by Mr. Abe-----62 to 70  
Cross examination by Mr. Fuke-----70 to 77  
Cross examination by Miss Chock-----77 to 84  
Redirect examination by Mr. Abe-----84 to 85  
Recross examination by Mr. Fuke-----85 to 86  
Examination by Commissioner Whitesell-----86  
Examination by Commissioner Yuen-----87 to 89

COUNTY OF HAWAII

Norman Hayashi - Planner, Hawaii Planning Department

Direct examination by Mr. Fuke-----90 to 94  
Cross examination by Mr. Abe-----94 to 96  
Cross examination by Miss Chock-----96  
Redirect examination by Mr. Fuke-----97 to 98  
Recross examination by Mr. Abe-----98 to 100  
Examination by Commissioner Whitesell-----100  
Redirect examination by Mr. Fuke-----101 to 102  
Examination by Commissioner Whitesell-----102 to 104  
Examination by Commissioner Yuen-----104 to 105  
Examination by Chairman Duke-----106 to 107

Sidney Fuke - Planning Director

Examination by Commissioner Whitesell-----107 to 109

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

Tatsuo Fujimoto - Head, Land Use Division

Direct examination by Miss Chock-----113 to 118  
Cross examination by Mr. Abe-----119 to 125

DPED (cont.)

Daniel Yasui, Planner

Direct examination by Miss Chock-----125 to 126

Cross examination by Mr. Abe-----126 to 129

Tatsuo Fujimoto (recalled)

Cross examination by Mr. Abe-----129 to 132

Cross examination by Mr. Fuke-----132 to 135

Chairman Duke announced that petition A80-500 will be placed on the May 5th agenda for the sole purpose of calling Miss Piianaia as a witness for the petitioner, to respond to the written testimony she prepared, marked Petitioner's Exhibit E.

Post-hearing procedures were outlined by Chairman Duke and the meeting was adjourned at 4:35 p.m.